


carolina planning

vol. 11, no. 2, winter 1985

C378
J2c12

Issues in Housing &
Community Development



Digitized by the Internet Archive
in 2011 with funding from
University of North Carolina at Chapel Hill

<http://www.archive.org/details/carolinaplanning112univ>

carolina planning

A Student Run Publication of the University of North Carolina
Department of City and Regional Planning

Volume 11
Number 2
Fall 1985

In the Works	Bulletin: 1985 Joint Professional Development Conference	Russell Berusch	3
	Strategies for Low Level Radioactive Waste Management	Frank M. Moore	4
	Planning Curriculum: Meeting the Challenge	Dale Whittington Michael A. Stegman	John Cook Emil Malizia 6

Forum	The American Dream — An Impossible Dream?	Stacey Ponticello	Russell Berusch	9
Articles	The Legal Issues of Serving New Development	Thomas P. Snyder		12
	Harnessing Suburban Resources	Patrick Hare	Gail Price	21
	Community Impacts of New Industrial Development	Harvey Goldstein		29
	Will Others Jump on the Rouse Bandwagon This Time?	Stacey Ponticello	Norman Acker	40
	Urban Harvest	Tracy Hood		44

Book Reviews	The Unsheltered Woman	Jamie Englund		52
Commentary	Reflections on the Low Income Housing Issue	Michael A. Stegman		54

staff

Editor
Editor
Associate Editor
Associate Editor

Laura D. Bachle
Stacey Ponticello
Russell Berusch
John DiTullio

Graphics contribution from Peter Bond.

Photography contributions from Glaxo, IBM, Boston Urban Gardens, the Enterprise Foundation, and Block Realty.

Cover photo depicts a "sweat equity" crew courtesy of the Enterprise Foundation.

editor's note

The 1980s ushered in a whole new set of problems for planners and analysts concerned with housing and community development. Housing assistance from the Federal Government virtually disappeared, and many previously popular community development programs lost both Congressional and popular support. Also, the incipient population shift that began in the 1970s blossomed in the 1980s — cities in the Sunbelt grew rapidly, resulting in substantial demand for housing and new infrastructure.

This issue of *carolina planning* examines some of the innovative organizational and technical responses that have emerged in the face of a bleak federal subsidy forecast and significant demographic shifts. Suggestions for new methods and strategies for attending to both types of housing problems are also offered.

Three articles in this edition focus on housing and community development in high growth areas. Thomas P. Snyder approaches the issue of infrastructure financing from a legal perspective. He describes the legal underpinnings of special assessments, exactions, and development fees as well as the legal limitations encountered by municipalities when trying to implement them. An interview with Norman Block explains the economics of housing in high growth areas such as Chapel Hill and, in light of this analysis, discusses why public intervention is necessary for making affordable housing available. With regard to the entry of new industrial developments into growth areas, Harvey Goldstein offers criteria and methods for evaluating the impacts of an industrial development on a community.

Although older metropolitan areas are suffering from federal cuts, some hopeful signs are visible. Included in this issue is a profile on the Enterprise Foundation, a non-profit, low-income housing assistance organization founded by James Rouse. The Enterprise network encompasses 17 cities. Tracy Hood illustrates the many benefits derived from community gardens, a community development technique long forgotten by many planners, but worthy of resurrection. Toward the end of revitalizing older inner-ring suburbs with large service-dependent populations, Patrick Hare envisions suburban communities in which largely underutilized traditional homes become effective economic units and social service facilities. He cites a host of examples in suburbs where this is occurring. Our final feature is a commentary piece on the future direction of national housing policy, written by Michael A. Stegman. Stegman calls for the development of a new policy paradigm to guide policy-making, as neither the traditional market nor the non-market models are leading to an acceptable housing program.

Before ending, I'd like to extend a special thank you to Michael Stegman for his guidance and support of this housing and community development issue and also to the very dedicated *carolina planning* staff members.

Stacey A. Ponticello
Editor

carolina planning welcomes comments and suggestions on the articles published and will be happy to accept new material for future editions from interested persons. Such material should be submitted to the Editor type-written, double spaced, and not to exceed fifteen pages length.

carolina planning is published biannually by students in the Department of City and Regional Planning, University of North Carolina at Chapel Hill, with the assistance of funds from the John A. Parget Trust Fund, Department of City and Regional Planning.

Subscriptions to *carolina planning* are available at an annual rate of \$8.00, or \$15.00 for two years.

©1985 Department of City and Regional Planning.